

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Enterprise Condos		
	Case Number SR-35-18		
	Transaction Number 551196		
OWNER	Name Lambert Development Enterprise Street LLC		
	Address 5 Hanover Sq Floor 14		City New York
	State NY	Zip Code 10004-2614	Phone 212-785-0090 x225
CONTACT	Name Rob Caudle		Firm WithersRavenel
	Address 137 S. Wilmington St. Suite 200		City Raleigh
	State NC	Zip Code 27601	Phone 919-238-0359
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
This is a request to provide 4' x 25' street tree planters in place of the 4' x 6' street tree grates that are specified in the Raleigh Street Design Manual.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

sign →

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Raleigh Street Design Manual

Administrative Design Adjustment Findings



**DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

The proposed 4' x 25' street tree planters will provide a larger area to accommodate growth than the typical 4' x 6' street tree grates. The proposed street tree planters are consistent with the cross-sectional dimensions specified in the Street Type Overview section of the Raleigh Street Design Manual.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The proposed street tree planters will have no affect on the Comprehensive Plan and adopted City plans.

- C. The requested design adjustment does not increase congestion or compromise safety;

There will be a 8' clearance behind the proposed street tree planters.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The proposed street tree planters eliminates cost and maintenance responsibilities of metal grates. No additional maintenance responsibilities will be required.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

A Professional Engineer has designed and certified the requested design adjustment (see plans).

Individual Acknowledgement



DEVELOPMENT
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STATE OF NORTH CAROLINA
COUNTY OF New York

INDIVIDUAL

I, CRAIG WEXLER, a Notary Public do hereby certify that
Henry A Lambert personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 22 day of Aug, 2018.

(SEAL)

Notary Public

CRAIG WEXLER

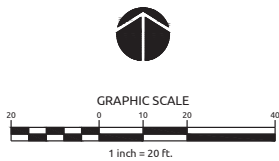
Notary Public, State of New York

No. 01WE6071493

Qualified in New York County

Commission Expires March 18, 2022

My Commission Expires: _____



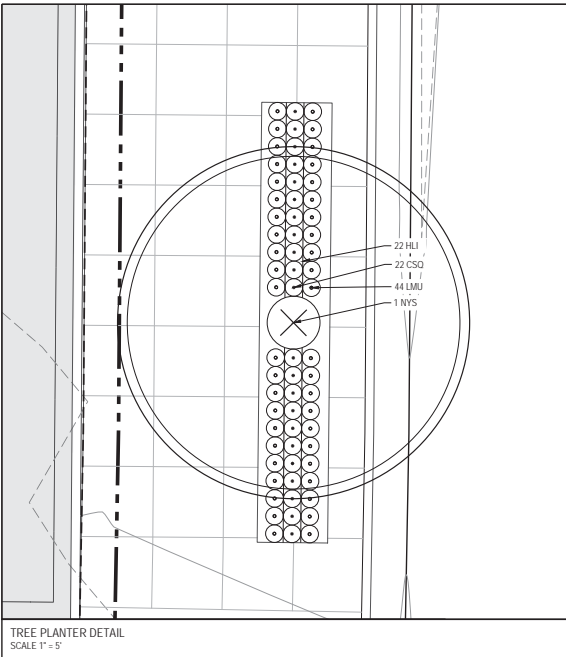
CLARK AVENUE CONDOS PLANT SCHEDULE								
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES	13	NYS	<i>Nyssa sylvatica</i>	Black Gum	B&B	3" CAL.	16'	MATCHED: 40' O.C.
GRASSES	198	CSO	<i>Carex squarrosa</i>	Squarrose Sedge	CONT.	1 GAL. MIN.	-	MATCHED: 7' O.C.
	396	LMU	<i>Liriodie muscari</i>	Lilyturf	CONT.	1 GAL. MIN.	-	MATCHED: 7' O.C.
BULBS	198	HLI	<i>Hymenocallis liriosme</i>	Spider Lily	CONT.	1 GAL. MIN.	-	MATCHED: 7' O.C.
SHRUBS	76	MCF	<i>Myrica carlinera</i>	Wax Myrtle	CONT.	XX MIN.	XX MIN.	MATCHED

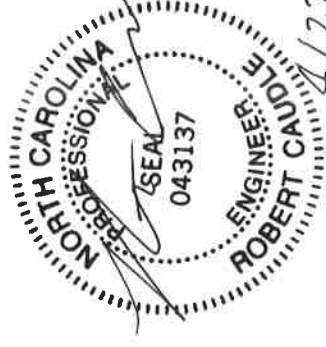
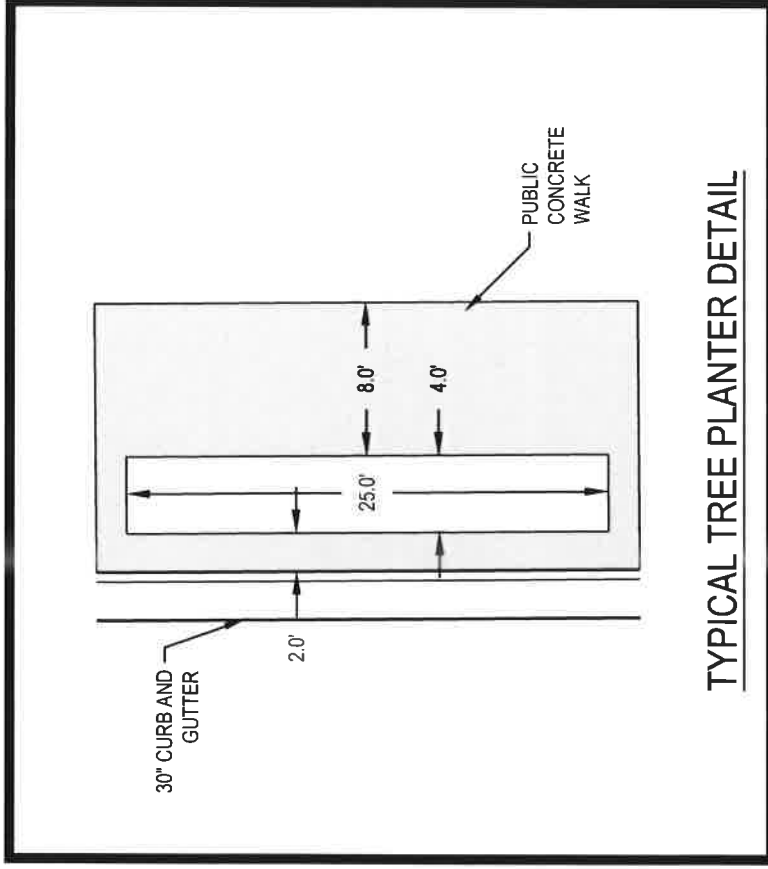
GENERAL LANDSCAPE NOTES:

1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
2. ALL CONSTRUCTION BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
4. THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
5. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-FREE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
6. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
7. ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
8. ALL PLANT BEDS TO BE IMLACHED WITH A MINIMUM OF 3" DOUBLE SHREDED HARDWOOD MULCH DYED BROWN, 2" MAXIMUM PARTICLE SIZE, NO PINE STRAIN PERMITTED. ALL PLANT GROUPING SHALL BE HULACHED AS ONE BED.
9. APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
10. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUNDOVER BEDS.
11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER ORIGIN LANDSCAPE ARCHITECT.
12. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY SITE IS DUG.
15. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE GROUND SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

NOTE:

1. ALL HVAC IS LOCATED ON THE ROOF AND SCREENED FROM VIEW BY A PARAPET WALL.
2. OVH ELECTRIC LINES EXIST ON GARDEN STREET.





8/22/18